

Zicht & Associates, PLC

Professional Engineering, Planning & Land Surveying

March 17, 2021

John Merrithew
Planning Director & Zoning Administrator
Town of Lovettsville
PO Box 209
Lovettsville, VA 20180

RE: Annexation – One Family Brewery

Dear John:

On behalf of One Family Brewing, we are pleased to submit this application for annexation of approximately 11 acres of their 27-acre parcel (#371-39-4189) at 12851 Lutheran Church Road (Route 676) just outside the corporate limits of the Town of Lovettsville in the Catocin District of Loudoun County, Virginia.

One Family Brewing, LLC is a limited liability company established by Loudoun resident David Keuhner to pursue his commercial and social goals. Mr. Keuhner is in the process of establishing a small pilot brewery on a portion of the site that will remain in Loudoun County outside Town limits

The immediate plan for the annexed area is to open a family/community-oriented farm-to-table restaurant and brewery. The restaurant is anticipated to be a destination in itself, inviting visitors to the German Town of Loudoun. One Family may add a craft distillery to compliment the brewery sometime in the future. This planned farm-to-table restaurant will use Loudoun-farmed produce, fruit and locally raised meats and poultry, as well as crops that he will grow on the property's remaining 20 acres.

Annexation of approximately 11 acres of One Family Brewing's 27-acre tract is consistent with and would help realize the goals and objectives of the Town of Lovettsville's Comprehensive Plan as amended May 31, 2018. In fact, this annexation was specifically identified and recommended in the Plan, and is depicted as "Potential Extraterritorial Development Areas – Area 2" on Map 4: Land Use Plan.

We thank you and the Town of Lovettsville for considering our application for annexation and look forward to working with you on this process.

Sincerely,



Eric E. Zicht, P.S., L.S.